

## **TRIGG COUNTY PROJECT DEVELOPMENT BOARD**

Minutes of meeting held on July 12, 2006 AT 4:30 P.M. at Trigg County Courthouse Annex, Main Street, Cadiz, Kentucky 42211

### Members present:

Berlin Moore, County Judge Executive; Kevin Stroud, Fiscal Court Representative; Pam Perry, Circuit Court Clerk; Bill Cunningham, Circuit Judge; Woody Woodall, Kentucky Bar Association Representative and Dolores Smith AOC Representative.

### Others Present:

James Bauman with the AOC stood in for Vance Mitchell, Project Manager; Dennis Arthur, Project Architect for CMW, inc.; Cindy Mitchell and Vyrion Mitchell, Cadiz Record; Alan Watts, WKDZ; Richard Mitchell, Jim Codell and Bobby Gizzard with Codell Construction Company.

The meeting was called to order by Judge Moore who called for the approval of the minutes of the May 10, 2006 meeting. Motion was made by Woody Woodall and seconded by Kevin Stroud that the minutes be approved. Discussion was called for. There being no discussion, by unanimous vote the motion was passed. Judge Moore then called for the approval of the minutes of the called meeting on May 26, 2006. Motion was made by Woody Woodall and seconded by Kevin Stroud that the minutes be approved. Discussion called for. There being no discussion, by unanimous vote the motion was passed. Judge Moore apologized for the mix up of the call meeting for June 19<sup>th</sup> which was not held due to an error in the date of the notice.

Judge Moore then turned the meeting over to Jim Codell with Codell Construction Company to make a presentation for the job of construction manager. Judge Moore advised that the board had not made a decision as to whether or not a construction manager would be hired for the project.

Mr. Codell made a presentation to the board, explaining what a construction manager does and what his company would propose to do if awarded a contract for construction manager. At the close of the presentation, Mr. Codell entertained questions and comments from the board. Mr. Codell assured the board his company would give a first rate finished product if hired as construction manager.

Judge Moore asked Architect, Dennis Arthur, to update the board on the project plans. Dennis showed the board the plans presented to the Facility Standards Committee which were approved by that committee. He further showed a drawing of a proposed pedestrian plaza and also the secure area in the rear of the facility. The circulation pattern of the building for all four floors was displayed that showed public areas, office spaces, courtrooms, law library, security area

and prison cells. The board discussed the various areas and had comments and questions. Dennis also showed the architect's drawing of the outside of the building. He advised the board that he was waiting on the survey to finalize how the building will be situated on the lot. The type roof, color of brick and a clock on the building were discussed. Dennis stated he wanted to have the design development drawings ready for the August meeting. He stated he wanted to get with the judges and clerk to determine the layout of their spaces. He advised the board that construction documents will be ready for the October meeting for the board to review and then bids will be taken in November or December.

There was discussion as to when the present courthouse would be torn down – Judge Moore asked that it not be done until after the Ham Festival in October. Dennis advised he will bring wood samples and other inside furnishings samples for the board to look at. Judge Moore asked about the quality of the products and was advised that AOC has guidelines for standards of quality and since the project is budget driven, that has to be taken into account also. There was discussion on reducing the square footage to meet the budget allowed.

There was discussion on the hiring of a construction manager. Dennis Arthur and James Bauman were asked for their opinion. James stated his feeling is that is what the architect is hired to do; that AOC will be involved as an oversight to the project and the general contractor more than likely will have someone to look out for problems. Dennis stated he has had good experiences and bad experiences with construction managers. Dennis felt the board needed to know that if there is no construction manager, the county will have to undertake to do some of the paperwork such as purchase orders and payment of invoices. Judge Moore stated the board needed to decide if it was going with a construction manager or not.

Motion was made by Woody Woodall and seconded by Pam Perry that we schedule a special call meeting of the board for the purpose of hearing a proposal for construction manager from B Mar and Associates and to decide if the board is going to contract for a construction manager for Friday, July 21<sup>st</sup> at 4:30 p.m. By unanimous vote, the motion was passed. The secretary was instructed to advertise with the media and give an agenda of the meeting.

Dennis Arthur advised the board he will give an interim report by email to the board as to where he is on the project.

Motion was made by Pam Perry and seconded by Kevin Stroud to adjourn the meeting. By unanimous vote, the motion was passed.

The next regular monthly meeting of the board will be Wednesday, August 9, 2006 at 4:30 p.m. in the Trigg County Courthouse Annex.

Nell Weer, Secretary  
Trigg County Project Development Board